

# THE LODGE HORSLEY



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SEAGER



# THE LODGE, HOLLINGHAM LANE, HORSLEY, STROUD, GL6 0NZ

A UNIQUELY DESIGNED 4 BEDROOM COTSWOLD STONE HOME, NESTLED IN THE COTSWOLD COUNTRYSIDE WITH PANORAMIC VIEWS, LANDSCAPED GARDENS, GATED DRIVEWAY AND GARAGING.

## *The property*

A uniquely designed detached Cotswold residence in a picturesque village setting with far-reaching views across the Horsley Valley. Thoughtfully conceived by the previous owner, the house blends traditional materials with an individual design. Constructed in Cotswold stone, it sits comfortably within its surroundings, while the interior reveals a striking character. Inspired by Mediterranean travel, the design features open-plan living, curved white walls, and vaulted ceilings, with principal rooms arranged to maximise views. The property is entered via a canopied entrance and oak stable door, opening into a space that draws the eye to the landscape beyond. The sitting room enjoys a vaulted ceiling, open fireplace, and natural light, with French doors and glazing opening onto a resin-decked terrace, flowing into an open-plan dining area with bi-fold doors. This leads to a hand-built kitchen with base units, a cool cupboard, and storage, plus a utility area with further

storage, a kitchen maid pulley, and access to a rear store connecting front and rear. Arranged over split levels, the accommodation is versatile, with four ensuite bedrooms suited to family living or home working. The principal suite occupies the east elevation with a bedroom, shower room, and dressing/living area with bespoke wardrobes and French doors to the garden. Bedroom two, accessed via steps from the sitting room, has fitted wardrobes, a safe, and an ensuite with dual sinks. Bedroom three, reached via stone steps, has a shower room and has served as a home office. Bedroom four is to the rear, with a shower room accessed from both bedroom and hallway. Additional features include oil-fired underfloor heating, an integrated vacuum system, loft storage via a bespoke ladder, a compliant septic tank. The property is registered across two titles and subject to restrictive covenants (details available on request).





*Offers in excess of*  
**£1,000,000**

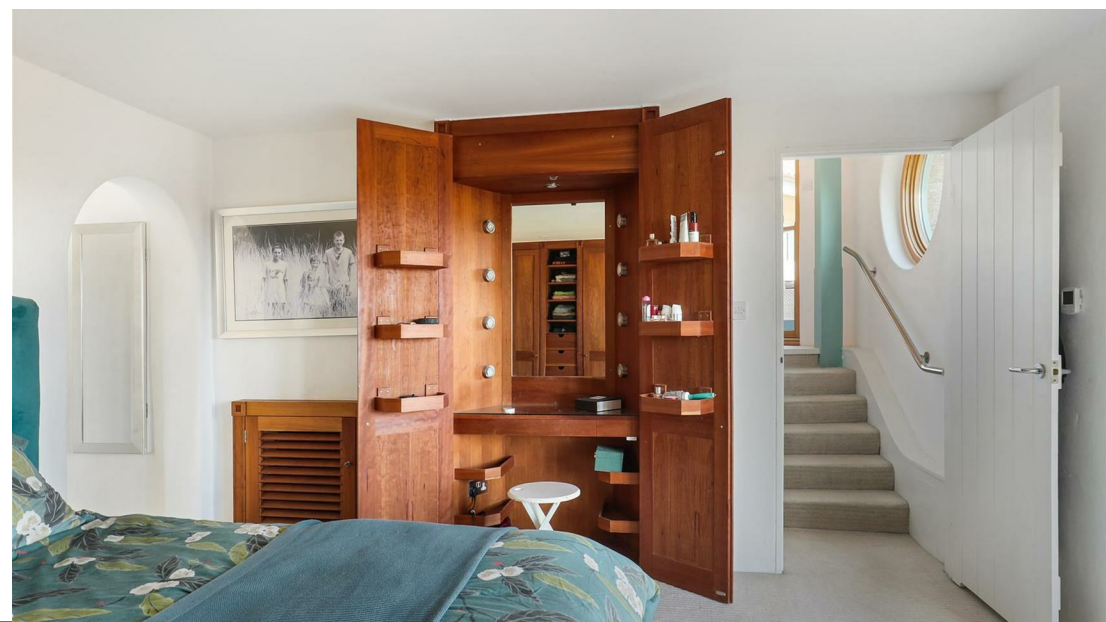
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- *Sitting room*
  - *Kitchen/dining room*
  - *Utility*
  - *Main bedroom with ensuite and dressing room/snug opening to garden*
  - *3 further bedrooms with ensuite facilities*
  - *Gated driveway*
  - *Landscaped gardens - extensive views*
  - *Garage, workshop, greenhouse, boiler/store room, rear storeroom*
  - *Oil fired central heating. Septic tank.*
  - *Ofcom - Ultrafast broadband available - good outdoor coverage, variable indoor with EE*
- 

**WITHIN EASY REACH...**  
*custom text to type whatever you need to in this space.*

*Outside*

*Situation*



Approximate Gross Internal Area = 202.9 sq m / 2184 sq ft  
 Outbuildings = 50.0 sq m / 538 sq ft  
 Total = 252.9 sq m / 2722 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285394)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 0NZ

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud district council. Council Tax Band F and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

